

2014 Qualified Allocation Plan Input Meeting
December 10, 2012, 10:00AM
LHC, V. Jean Butler Board Room

In order to avoid duplication of information, if the respondent submitted written comments, please refer to referenced attachment. Director's comments are omitted.

The meeting started promptly at 10:00 a.m. with an introduction given by Ms. Brenda Evans and she explained the meeting was for the Directors and staff listening purposes for input into the 2014 Qualified Allocation Plan (QAP).

Richard Murray, EBR Housing Authority & LA Housing Council -- Requested reinstatement of PHA pool. Mr. Murray requested that if a separate pool could not be granted that developers could receive an additional 10 points for having PHA status. He also recommended PHA certification from LA Housing Council only.

Larry Hoss, Our Plan B -- Requested reimplementation of the Home Ownership Program, point structure within the QAP and that points be based on competitive Total Development Costs (TDC). Mr. Hoss also recommended separate pool for historic projects

Charles Tate -- Encouraged LIHTC for Single Family homes and thinks there are too many hurdles when applying for credits. Mr. Tate stated that he submitted additional comments in an email to staff.

Clarence Hawkins, Director USDA-RD -- Requested pool for only rural projects that compete against other rural projects with special regulations that are applicable to rural projects. Mr. Hawkins stated that he will submit his request in writing.

Charlotte Bourgeois, LAAHP -- Ms. Bourgeois stated that Public Housing Authorities (PHA) receiving extra 10 points puts other projects at a disadvantage. If PHAs are allowed those points, the Corporation should consider a separate pool. She also believed that the rural pool puts other projects at a disadvantage. Tenant Referrals should remain available for self-certification because at times it is difficult to get a letter from a PHA. Ms. Bourgeois also mentioned that in terms of the cost per unit to build LIHTC versus Market Rate and sought ways to educate the Directors and staff on those differences. Ms. Bourgeois will provide an email/information to Chairman Airhart and others regarding this.

Donald B. Vallee -- Requested that the Corporation do away with congressional district pools, statewide housing needs assessment (HNA), evaluation of maximum cost per unit

with substantial points given for lower costs. He believes that historic credit limits need to be reduced. He suggested that the Corporation seek an outside firm to review scoring and feasibility and viability analysis. He continued by stating the need for a PHA set-a-side that is actually sponsored by a PHA.

Daniel Strange, LA Housing Council -- Stated, as a point of clarification, when the PHA pool was lost 10 years ago that was when the 10 points were awarded for being a PHA. There was never a time when points overlapped and were given for both the pool selection and being a PHA.

Sara Meadows Tolleson, GCHP -- Suggested limitations be placed on the Total Development Costs (TDC). Make existing infrastructure a threshold requirement and give points for transit oriented developments.

Steve Craver, RNDC & VOA -- Suggested that instead of looking at Total Development Costs (TDC), look at what the Corporation contributes to a development. Evaluate a project not on a total cost basis but focus should be on the specific tax credits given per unit not to the overall cost because the development could be penalized for having extraordinary costs due to location or infrastructure needs. Non-profits should compete on equal footing with for-profits and is in favor of the removal of any benefits for PHA's or non-profits in order to develop the best affordable housing project. Revamp the location characteristics. Mr. Craver also suggested that new construction scattered site not be given any advantage over new construction traditional multifamily. Scattered site development should be used for a blight eradication program. He also suggested under the selection criteria special needs households please add Veterans.

Dale Lancaster -- Requested incentives for areas that haven't had projects in the last two (2) or three (3) years. He would like the PHA's to have a possible set-a-side instead of points. Mr. Lancaster mentioned that he would like to see incentives for new construction and a set-a-side for urban projects.

Greg Gachassin – Commented concerning cost in building tax credit versus market rate, it costs more to build a LIHTC project and he asked that the Directors recognize the additional cost as it is related to LIHTC developments. The second cost to consider is the cost of infrastructure when doing scattered site developments. Most times infrastructure costs are borne on the developer and that is a way to reduce some of the Total Development Costs (TDC) by understanding it is not a cost related to the home's structure. Mr. Gachassin suggested giving two (2) points to Louisiana developers, removal of Enterprise Communities and equal points for HUB Zones, preserve the RD pool although without the 10 point advantage, and preserve the PHA pool without a 10 point advantage, maybe two (2) points.

Neal Morris, Redmellon -- Stated that there are loopholes within the QAP that need to be closed such as a developer receiving points for historic rehab but which are not historic rehab and the building did not have to be certified. The loophole allowed points to be claimed by being a historic building along with state certification of such and the developer could spend up to \$250,000.00 per unit. The loophole was that the building did not have to have historic rehabilitation. Mr. Morris also suggested that rural should meet definition as stands and that the state needs an assessment.

Pierre Walker, CCNO Developments -- Stated that Congressional districts are being chased rather than looked at on a need basis for affordable housing.

Greg Gachassin -- Replied that he developed in his district and he thinks it is vital to remain the same as it is positive for the state.

Richard Murray -- Stated that mixed income developments are positive for the state and is very successful in New Orleans.

Clarence Smith, Mt. Pleasant CDC -- Mr. Smith requested an incentive be given to recertify each year for CHDO.

Helena Cunningham, NHC National Housing Consultant Services -- Stated the Corporation should include other redevelopment type authorities throughout the state in addition to the Louisiana Land Trust to locate blighted communities in the state.

Ms Evans closed the meeting by asking everyone to make sure they watch the website and enroll on our listserve in order to receive postings. She also asked for written comments to be submitted to the Corporation. The meeting ended at 10:53 a.m.